TURTLE BAY

A monthly analysis of residential sales in Turtle Bay, Manhattan

December 2017







Residential Market Report, December 2017 Turtle Bay, Manhattan

SUMMARY

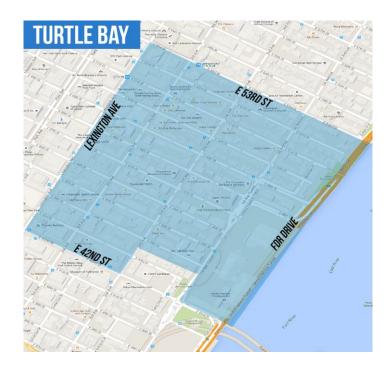








NEIGHBORHOOD BOUNDARIES

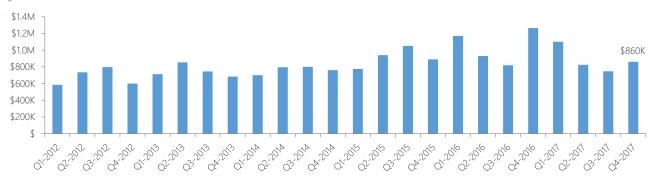


RESIDENTIAL STATS





Median Sale Price by Quarter



Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	23	29	43	32	38	29	35	44	41	30	33	50
2013	34	24	27	53	45	60	65	59	50	53	35	50
2014	39	33	23	38	42	39	47	44	42	40	25	38
2015	23	25	31	64	50	54	76	52	65	56	56	49
2016	38	29	40	51	52	56	37	40	34	45	34	61
2017	47	37	33	27	32	51	33	38	35	40	37	43



Median Sale Price per Square Foot

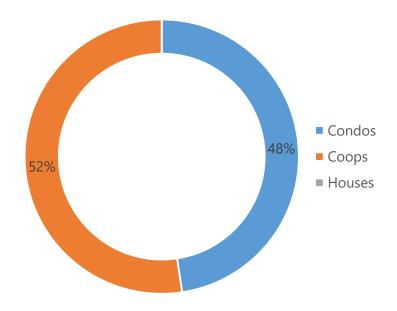


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,095,000	-32%	\$1,459	4%	20
Coops	\$707,500	10%	\$835	-8%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

305 E 51 St #PH32A 1-01344-1224 8-Dec-17 \$10,600,000 Condo 3,455 450 E52 St #5 1-01363-0026 18-Dec-17 \$8,500,000 Coop 50-825 United Nations Pt #30A 1-01339-1172 6-Dec-17 \$5,755,613 Condo 2,609 240 E 47 St #28D 1-01363-0012 15-Dec-17 \$2,200,000 Condo 1,388 433 E 51 St #80D 1-01363-0012 15-Dec-17 \$2,125,000 Coop 1,800 400 E 51 St #11C 1-01362-1188 5-Dec-17 \$1,899,000 Condo 1,297 100 United Nations Pt #12A 1-01341-1464 1-Dec-17 \$1,850,000 Condo 1,297 100 United Nations Pt #12A 1-01360-9002 12-Dec-17 \$1,775,000 Coop 305 E 51 St #RUSH 1-01344-1244 8-Dec-17 \$1,775,000 Condo 1,164 145 E 48 St #338 1-01303-1064 29-Dec-17 \$1,700,000 Condo 1,245 305 E 51 St #RUBC 1-01344-1284 18-Dec-17 \$1,700,000 Condo 1,245 305 E 51 St #RUBC 1-01344-1284 18-Dec-17 \$1,1700,000 Condo 1,245 305 E 51 St #RUBC 1-01342-1284 18-Dec-17 \$1,1700,000 Condo 747 255 E 49 St #378 1-01322-1028 7-Dec-17 \$1,100,000 Condo 880 211 E 46 St #34H 1-01320-4255 15-Dec-17 \$1,000,000 Condo 642 240 E 47 St #32F 1-01320-1196 18-Dec-17 \$1,000,000 Condo 642 240 E 47 St #32F 1-01320-1196 18-Dec-17 \$1,000,000 Condo 642 10 E 47 St #32F 1-01320-1196 18-Dec-17 \$1,000,000 Condo 977 210 E 47 St #118 1-01320-1481 14-Dec-17 \$880,000 Condo 977 210 E 47 St #12 1-01361-0007 19-Dec-17 \$800,000 Condo 810 345 E 52 St #30 1-01345-0017 19-Dec-17 \$800,000 Condo 586 414 E 52 St #10F 1-01361-0007 19-Dec-17 \$300,000 Coop 980 12 Beekman PI #12C 1-01363-0040 14-Dec-17 \$760,000 Coop 980 12 Beekman PI #12C 1-01363-0043 22-Dec-17 \$760,000 Coop 980 145 E 49 St #35 1-01363-003 22-Dec-17 \$760,000 Coop 980 425 E 51 St #5E 1-01363-003 22-Dec-17 \$760,000 Coop 980 425 E 51 St #5E 1-01363-003 22-Dec-17 \$760,000 Coop 980 425 E 51 St #5E 1-01363-003 22-Dec-17 \$760,000 Coop 980 425 E 51 St #5E 1-01363-003 22-Dec-17 \$760,000 Coop 980 425 E 51 St #5E 1-01363-003 22-Dec-17 \$760,000 Coop 980 425 E 51 St #5E 1-01363-003 22-Dec-17 \$760,000 Coop 980 444-446 E 52 St #38 1-0133-005 6-Dec-17 \$750,000 Coop 980 444-446 E 52 St #38 1-0134-0015 6-Dec-17 \$355,000 Coop 999 1 Ave #46 1-01345-1104 19-Dec-17 \$325,000 Coo	Address	BBL	Sale date	Sale price	Property type	Sqft
S0-825 United Nations PIz #30A	305 E 51 St #PH32A	1-01344-1324	8-Dec-17	\$10,600,000	Condo	3,455
240 E 47 St #28D 1-01320-1170 8-Dec-17 \$2,200,000 Condo 1,388 433 E 51 St #8CD 1-01363-0012 15-Dec-17 \$2,125,000 Coop 1,800 400 E 51 St #1C 1-01362-1188 5-Dec-17 \$1,899,000 Condo 1,297 100 United Nations Ptz #12A 1-01341-1464 1-Dec-17 \$1,899,000 Condo 1,237 870 United Nations Ptz #12A 1-01360-9002 12-Dec-17 \$1,775,000 Coop 305 E 51 St #RU5H 1-01344-1224 8-Dec-17 \$1,775,000 Condo 1,164 145 E 48 St #338 1-01303-1064 29-Dec-17 \$1,700,000 Condo 1,245 305 E 51 St #RUBC 1-01344-1224 8-Dec-17 \$1,700,000 Condo 1,245 305 E 51 St #RUBC 1-01344-1284 18-Dec-17 \$1,700,000 Condo 747 255 E 49 St #7B 1-01323-1028 7-Dec-17 \$1,120,000 Condo 642 240 E 47 St #334H 1-01320-4255 15-Dec-17 \$1,100,000 Condo 642 240 E 47 St #32F 1-01320-1196 18-Dec-17 \$1,050,000 Condo 880 210 E 47 St #11B 1-01320-1481 14-Dec-17 \$990,000 Condo 819 345 E 52 St #3D 1-01345-0017 19-Dec-17 \$900,000 Condo 819 10 Mitchell Pt #9C 1-01361-0007 19-Dec-17 \$860,000 Condo 586 414 E 52 St #10F 1-01363-0040 14-Dec-17 \$780,500 Condo 586 414 E 52 St #10F 1-01361-0007 19-Dec-17 \$762,500 Coop 980 12 Beekman Pt #12C 1-01361-0007 18-Dec-17 \$762,500 Coop 980 12 Beekman Pt #12C 1-01361-0007 18-Dec-17 \$762,500 Coop 980 12 Beekman Pt #12C 1-01361-0007 18-Dec-17 \$760,000 Coop 980 12 Beekman Pt #12C 1-01361-0007 18-Dec-17 \$760,000 Coop 980 12 Beekman Pt #12C 1-01361-0007 18-Dec-17 \$760,000 Coop 980 12 Beekman Pt #12C 1-01361-0007 18-Dec-17 \$760,000 Coop 980 140 E 52 St #15C 1-01363-0043 22-Dec-17 \$760,000 Coop 837 305 E 45 St #3T 1-01338-0005 26-Dec-17 \$750,000 Coop 625 235 E 49 St #3A 1-01332-0015 13-Dec-17 \$555,000 Coop 625 235 E 49 St #3A 1-01333-0015 13-Dec-17 \$555,000 Coop 625 235 E 49 St #3A 1-01334-0015 4-Dec-17 \$505,000 Coop 625 235 E 49 St #3B 1-01334-0015 4-Dec-17 \$545,000 Coop 650 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$545,000 Coop 625 235 E 49 St #3B 1-01345-0015 4-Dec-17 \$445,000 Coop 650 959 1 Ave #4G 1-01345-1107 21-Dec-17 \$445,000 Coop 959 1 Ave #4G 1-01345-1107 21-Dec-17 \$445,000 Coop 959 1 Ave #2B 1-01345-1107 21-Dec-17 \$445,000 Coop 959 1 Ave #2B 1-01345-	450 E 52 St #5	1-01363-0026	18-Dec-17	\$8,500,000	Соор	
433 E 51 St #8CD	50-825 United Nations Plz #30A	1-01339-1172	6-Dec-17	\$5,755,613	Condo	2,609
400 E 51 St #11C	240 E 47 St #28D	1-01320-1170	8-Dec-17	\$2,200,000	Condo	1,388
100 United Nations PIz #12A	433 E 51 St #8CD	1-01363-0012	15-Dec-17	\$2,125,000	Соор	1,800
870 United Nations PIz #22A 1-01360-9002 12-Dec-17 \$1,775,000 Coop 305 E 51 St #RUSH 1-01344-1224 8-Dec-17 \$1,720,000 Condo 1,164 145 E 48 St #33B 1-01303-1064 29-Dec-17 \$1,700,000 Condo 1,245 305 E 51 St #RUIBC 1-01344-1284 18-Dec-17 \$1,490,000 Condo 747 255 E 49 St #7B 1-01323-1028 7-Dec-17 \$1,120,000 Condo 880 211 E 46 St #34H 1-01320-4255 15-Dec-17 \$1,100,000 Condo 642 240 E 47 St #32F 1-01320-1196 18-Dec-17 \$1,050,000 Condo 642 240 E 47 St #31B 1-01320-1481 14-Dec-17 \$989,000 Condo 819 345 E 52 St #30 1-01345-0017 19-Dec-17 \$900,000 Coop 10 Mitchell PI #9C 1-01361-0007 19-Dec-17 \$860,000 Coop 232-236 E 47 St #32S 1 -01320-2081 18-Dec-17 \$860,000 Coop 980 12 Beekman PI #12C 1-01361-0037 12-Dec-17 \$780,500 Coop 980 10 Mitchell PI #9C 1-01363-0040 14-Dec-17 \$780,500 Coop 980 10 Mitchell PI #4C 1-01363-0040 14-Dec-17 \$762,500 Coop 10 Mitchell PI #4C 1-01363-0040 14-Dec-17 \$762,500 Coop 980 10 Mitchell PI #4C 1-01363-0040 12-Dec-17 \$762,500 Coop 980 10 Mitchell PI #4C 1-01363-0040 12-Dec-17 \$760,000 Coop 980 10 Mitchell PI #4C 1-01363-0040 12-Dec-17 \$760,000 Coop 980 10 Mitchell PI #4C 1-01363-0040 12-Dec-17 \$760,000 Coop 980 10 Mitchell PI #4C 1-01363-0040 13-Dec-17 \$760,000 Coop 980 10 Mitchell PI #4C 1-01363-0040 13-Dec-17 \$760,000 Coop 980 145 E 52 St #15E 1-01363-0040 13-Dec-17 \$760,000 Coop 980 145 E 48 St #5H 1-01363-198 27-Dec-17 \$750,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Condo 449 902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$555,000 Condo 445 333-337 E 43 St #312 1-01336-0015 6-Dec-17 \$555,000 Condo 445 333-337 E 43 St #312 1-01336-0015 6-Dec-17 \$555,000 Condo 445 333-337 E 43 St #312 1-01336-0015 6-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$426,000 Condo 444-446 E 52 St #38 1-01363-0027 28-Dec-17 \$430,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #38 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #28 1-01345-1119 21-Dec-17 \$426,000 Condo 600 959 1 Ave #28 1-01345-1110 19-Dec-17 \$432,000 Condo 600 959 1 Ave #28 1-01345-1110 19-	400 E 51 St #11C	1-01362-1188	5-Dec-17	\$1,899,000	Condo	1,297
305 E 51 St #RU5H 1-01344-1224 8-Dec-17 \$1,720,000 Condo 1,164 145 E 48 St #338 1-01303-1064 29-Dec-17 \$1,700,000 Condo 1,245 305 E 51 St #RU18C 1-01344-1284 18-Dec-17 \$1,490,000 Condo 747 255 E 49 St #78 1-01323-1028 7-Dec-17 \$1,120,000 Condo 880 211 E 46 St #34H 1-01320-4255 15-Dec-17 \$1,070,000 Condo 642 240 E 47 St #32F 1-01320-1196 18-Dec-17 \$1,050,000 Condo 819 345 E 52 St #3D 1-01345-0017 19-Dec-17 \$980,000 Condo 819 345 E 52 St #3D 1-01345-0017 19-Dec-17 \$860,000 Condo 586 414 E 52 St #3C 1-01320-2081 18-Dec-17 \$830,000 Condo 586 414 E 52 St #10F 1-01363-0040 14-Dec-17 \$760,000 Coop 12 Beekman PI #12C 1-01361-0039 21-Dec-17 \$762,500 Coop 410 E 52 St #15C 1-01363-0043 22-Dec-17 \$760,000 Coop 425 E 51 St #5E 1-01363-0043 22-Dec-17 \$760,000 Coop 425 E 51 St #5F 1-01363-0043 20-Dec-17 \$760,000 Coop 425 E 51 St #3H 1-01334-1007 13-Dec-17 \$760,000 Coop 305 E 54 St #4T 1-01336-1003 20-Dec-17 \$750,000 Coop 425 E 51 St #5F 1-01363-004 13-Dec-17 \$760,000 Coop 305 E 54 St #4T 1-01338-005 26-Dec-17 \$750,000 Coop 425 E 51 St #3H 1-01331-100 13-Dec-17 \$750,000 Coop 305 E 55 St #4T 1-01331-1001 13-Dec-17 \$750,000 Coop 305 E 55 St #4F 1-01361-0007 13-Dec-17 \$750,000 Coop 305 E 55 St #4F 1-01361-0007 13-Dec-17 \$750,000 Coop 525 E 55 St #4F 1-01361-0007 13-Dec-17 \$750,000 Coop 526 E 55 St #4F 1-01341-0001 13-Dec-17 \$550,000 Coop 527 E 55 E 55 ST #4F 1-01336-0015 6-Dec-17 \$550,000 Coop 528 E 55 ST #4F 1-01345-1105 12-Dec-17 \$500,000 Coop 529 E 55 ST #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 559 I Ave #4G 1-01345-1119 21-Dec-17 \$430,000 Coop 559 I Ave #4G 1-01345-1105 21-Dec-17 \$426,000 Condo 550 E 550 I Ave #4B 1-01345-1105 21-Dec-17 \$430,000 Coop 559 I Ave #2B 1-01345-1104 19-Dec-17 \$430,000 Coop 559 I Ave #2B 1-01345-1104 19-Dec-17 \$426,000 Condo	100 United Nations Plz #12A	1-01341-1464	1-Dec-17	\$1,850,000	Condo	1,327
145 E 48 St #33B	870 United Nations Plz #22A	1-01360-9002	12-Dec-17	\$1,775,000	Соор	
305 E 51 St #RU18C	305 E 51 St #RU5H	1-01344-1224	8-Dec-17	\$1,720,000	Condo	1,164
255 E 49 St #7B	145 E 48 St #33B	1-01303-1064	29-Dec-17	\$1,700,000	Condo	1,245
211 E 46 St #34H 1-01320-4255 15-Dec-17 \$1,070,000 Condo 642 240 E 47 St #32F 1-01320-1196 18-Dec-17 \$1,050,000 Condo 977 210 E 47 St #11B 1-01320-1481 14-Dec-17 \$989,000 Condo 819 345 E 52 St #3D 1-01345-0017 19-Dec-17 \$900,000 Coop 10 Mitchell PI #9C 1-01361-0007 19-Dec-17 \$860,000 Coop 232-236 E 47 St #23C 1-01320-2081 18-Dec-17 \$830,000 Condo 586 414 E 52 St #10F 1-01363-0040 14-Dec-17 \$780,500 Coop 980 12 Beekman PI #12C 1-01361-0039 21-Dec-17 \$762,500 Coop 410 E 52 St #15C 1-01363-0043 22-Dec-17 \$762,500 Coop 800 10 Mitchell PI #4C 1-01361-0007 18-Dec-17 \$760,000 Coop 425 E 51 St #5E 1-01363-008 20-Dec-17 \$700,000 Coop 837 305 E 45 St #4T 1-01338-0005 26-Dec-17 \$700,000 Coop 145 E 48 St #5H 1-01303-1198 27-Dec-17 \$655,000 Condo 449 902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$590,000 Coop 330 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Condo 445 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$555,000 Condo 445 333-337 E 43 St #312 1-01341-1036 13-Dec-17 \$555,000 Coop 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Coop 959 1 Ave #4G 1-01345-1115 21-Dec-17 \$432,000 Coop 959 1 Ave #2B 1-01345-1115 21-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1115 21-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1110 19-Dec-17 \$415,000 Coop	305 E 51 St #RU18C	1-01344-1284	18-Dec-17	\$1,490,000	Condo	747
240 E 47 St #32F 1-01320-1196 18-Dec-17 \$1,050,000 Condo 977 210 E 47 St #11B 1-01320-1481 14-Dec-17 \$989,000 Condo 819 345 E 52 St #3D 1-01345-0017 19-Dec-17 \$900,000 Coop 10 Mitchell PI #9C 1-01361-0007 19-Dec-17 \$800,000 Coop 232-236 E 47 St #23C 1-01320-2081 18-Dec-17 \$830,000 Condo 586 414 E 52 St #10F 1-01363-0040 14-Dec-17 \$780,500 Coop 980 12 Beekman PI #12C 1-01361-0039 21-Dec-17 \$762,500 Coop 800 10 Mitchell PI #4C 1-01363-0043 22-Dec-17 \$762,500 Coop 800 10 Mitchell PI #4C 1-01361-0007 18-Dec-17 \$760,000 Coop 837 305 E 45 St #5E 1-01363-0008 20-Dec-17 \$770,000 Coop 837 305 E 45 St #4T 1-01338-0005 26-Dec-17 \$700,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Coop 625 235 E 49 St #4F 1-01341-0001 13-Dec-17 \$555,000 Coop 625 330 E 49 St #4F 1-01341-036 13-Dec-17 \$555,000 Coop 650 333-337 E 43 St #304 1-01336-0015 6-Dec-17 \$550,000 Coop 600 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #4G 1-01345-1125 21-Dec-17 \$430,000 Coop 959 1 Ave #2B 1-01345-1125 21-Dec-17 \$430,000 Coop 959 1 Ave #2B 1-01345-1125 21-Dec-17 \$430,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$425,000 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$425,000 Condo 600 Condo 600 600 600 600 600 600 600 600 600 60	255 E 49 St #7B	1-01323-1028	7-Dec-17	\$1,120,000	Condo	880
210 E 47 St #11B	211 E 46 St #34H	1-01320-4255	15-Dec-17	\$1,070,000	Condo	642
345 E 52 St #3D 1-01345-0017 19-Dec-17 \$900,000 Coop 10 Mitchell Pl #9C 1-01361-0007 19-Dec-17 \$860,000 Coop 232-236 E 47 St #23C 1-01320-2081 18-Dec-17 \$830,000 Condo 586 414 E 52 St #10F 1-01363-0040 14-Dec-17 \$780,500 Coop 980 12 Beekman Pl #12C 1-01361-0039 21-Dec-17 \$762,500 Coop 410 E 52 St #15C 1-01363-0043 22-Dec-17 \$762,500 Coop 800 10 Mitchell Pl #4C 1-01361-0007 18-Dec-17 \$760,000 Coop 425 E 51 St #5E 1-01363-0088 20-Dec-17 \$715,000 Coop 837 305 E 45 St #4T 1-01338-0005 26-Dec-17 \$700,000 Coop 145 E 48 St #5H 1-01303-1198 27-Dec-17 \$655,000 Condo 449 902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$590,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Condo 445 333-337 E 43 St #312 1-01341-1036 13-Dec-17 \$545,000 Condo 445 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$550,000 Coop 650 333-337 E 43 St #304 1-01336-0015 6-Dec-17 \$500,000 Coop 650 333-337 E 43 St #3B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #46 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$446,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$455,000 Condo 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$555,000 Coop	240 E 47 St #32F	1-01320-1196	18-Dec-17	\$1,050,000	Condo	977
10 Mitchell PI #9C	210 E 47 St #11B	1-01320-1481	14-Dec-17	\$989,000	Condo	819
232-236 E 47 St #23C	345 E 52 St #3D	1-01345-0017	19-Dec-17	\$900,000	Coop	
414 E 52 St #10F 1-01363-0040 14-Dec-17 \$780,500 Coop 980 12 Beekman PI #12C 1-01361-0039 21-Dec-17 \$762,500 Coop 410 E 52 St #15C 1-01363-0043 22-Dec-17 \$762,500 Coop 800 10 Mitchell PI #4C 1-01361-0007 18-Dec-17 \$760,000 Coop 837 305 E 45 St #5E 1-01363-0008 20-Dec-17 \$715,000 Coop 837 305 E 45 St #4T 1-01338-0005 26-Dec-17 \$700,000 Coop 625 145 E 48 St #5H 1-01303-1198 27-Dec-17 \$555,000 Condo 449 902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$555,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Coop 625 330 E 49 St #4F 1-01341-1036 13-Dec-17 \$555,000 Coop 650 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 600 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #46 1-01345-1119 21-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1104 19-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$415,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$415,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$435,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$435,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$435,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$435,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$435,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$435,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 650 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$455,000 Coop 650 Coop 650 Coop 650 Co	10 Mitchell PI #9C	1-01361-0007	19-Dec-17	\$860,000	Coop	
12 Beekman PI #12C	232-236 E 47 St #23C	1-01320-2081	18-Dec-17	\$830,000	Condo	586
410 E 52 St #15C	414 E 52 St #10F	1-01363-0040	14-Dec-17	\$780,500	Соор	980
10 Mitchell PI #4C 1-01361-0007 18-Dec-17 \$760,000 Coop 837 425 E 51 St #5E 1-01363-0008 20-Dec-17 \$715,000 Coop 837 305 E 45 St #4T 1-01338-0005 26-Dec-17 \$700,000 Coop 145 E 48 St #5H 1-01303-1198 27-Dec-17 \$655,000 Condo 449 902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$590,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Condo 445 330 E 49 St #4F 1-01341-1036 13-Dec-17 \$545,000 Coop 650 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	12 Beekman PI #12C	1-01361-0039	21-Dec-17	\$762,500	Соор	
425 E 51 St #5E 1-01363-0008 20-Dec-17 \$715,000 Coop 837 305 E 45 St #4T 1-01338-0005 26-Dec-17 \$700,000 Coop 145 E 48 St #5H 1-01303-1198 27-Dec-17 \$655,000 Condo 449 902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$590,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Coop 330 E 49 St #4F 1-01341-1036 13-Dec-17 \$555,000 Condo 445 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #312 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	410 E 52 St #15C	1-01363-0043	22-Dec-17	\$762,500	Coop	800
305 E 45 St #4T 1-01338-0005 26-Dec-17 \$700,000 Coop 145 E 48 St #5H 1-01303-1198 27-Dec-17 \$655,000 Condo 449 902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$590,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Coop 330 E 49 St #4F 1-01341-1036 13-Dec-17 \$555,000 Condo 445 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	10 Mitchell PI #4C	1-01361-0007	18-Dec-17	\$760,000	Соор	
145 E 48 St #5H 1-01303-1198 27-Dec-17 \$655,000 Condo 449 902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$590,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Coop 330 E 49 St #4F 1-01341-1036 13-Dec-17 \$545,000 Condo 445 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	425 E 51 St #5E	1-01363-0008	20-Dec-17	\$715,000	Coop	837
902-916 2 Ave #14L 1-01341-0001 13-Dec-17 \$590,000 Coop 625 235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Coop 330 E 49 St #4F 1-01341-1036 13-Dec-17 \$545,000 Condo 445 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	305 E 45 St #4T	1-01338-0005	26-Dec-17	\$700,000	Соор	
235 E 49 St #3A 1-01323-0015 13-Dec-17 \$555,000 Coop 330 E 49 St #4F 1-01341-1036 13-Dec-17 \$545,000 Condo 445 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	145 E 48 St #5H	1-01303-1198	27-Dec-17	\$655,000	Condo	449
330 E 49 St #4F 1-01341-1036 13-Dec-17 \$545,000 Condo 445 333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	902-916 2 Ave #14L	1-01341-0001	13-Dec-17	\$590,000	Соор	625
333-337 E 43 St #312 1-01336-0015 4-Dec-17 \$530,000 Coop 650 333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	235 E 49 St #3A	1-01323-0015	13-Dec-17	\$555,000	Coop	
333-337 E 43 St #904 1-01336-0015 6-Dec-17 \$505,000 Coop 700 324-326 E 50 St #2B 1-01342-0042 20-Dec-17 \$475,000 Coop 600 959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	330 E 49 St #4F	1-01341-1036	13-Dec-17	\$545,000	Condo	445
324-326 E 50 St #2B	333-337 E 43 St #312	1-01336-0015	4-Dec-17	\$530,000	Соор	650
959 1 Ave #4G 1-01345-1119 21-Dec-17 \$432,000 Condo 444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	333-337 E 43 St #904	1-01336-0015	6-Dec-17	\$505,000	Соор	700
444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	324-326 E 50 St #2B	1-01342-0042	20-Dec-17	\$475,000	· ·	600
444-446 E 52 St #3B 1-01363-0027 28-Dec-17 \$430,000 Coop 959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	959 1 Ave #4G	1-01345-1119	21-Dec-17		Condo	
959 1 Ave #5A 1-01345-1125 21-Dec-17 \$426,000 Condo 444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	444-446 E 52 St #3B	1-01363-0027	28-Dec-17	\$430,000	Соор	
444-446 E 52 St #3B 1-01363-0027 27-Dec-17 \$415,000 Coop 959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	959 1 Ave #5A	1-01345-1125	21-Dec-17	\$426,000		
959 1 Ave #2B 1-01345-1104 19-Dec-17 \$392,500 Condo 870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	444-446 E 52 St #3B	1-01363-0027	27-Dec-17		Соор	
870 United Nations Plz #SR17 1-01360-9002 20-Dec-17 \$255,000 Coop	959 1 Ave #2B	1-01345-1104				
	870 United Nations Plz #SR17	1-01360-9002	20-Dec-17		Coop	
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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now own any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

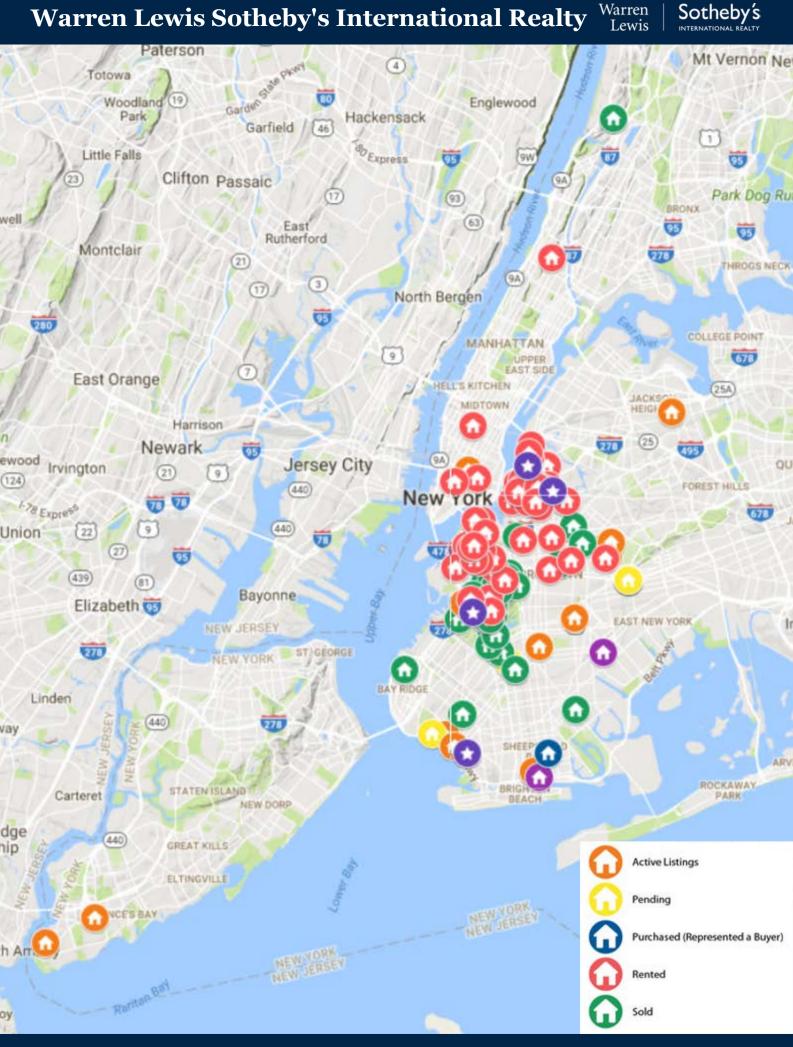
"It was a pleasure working with Dave & his Team. Very professional, knowledgable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often then not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. "Tyler Clinton

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